# Wold Cottage, 3, Main Street, Elloughton, HU15 1JN

## £210,000

FULL OF CHARACTER - PERIOD FEATURES - GREAT LOCATION - RARELY AVAILABLE - This delightful semi detached house offers a perfect blend of quaint character and modern living. Built in 1860, the property boasts a rich history while providing a comfortable home for today's lifestyle.
The unique character of this cottage is evident throughout, with period features that add to its charm and appeal. Situated in a sought-after location, this property is surrounded by the picturesque scenery of Elloughton, making it an ideal choice for those seeking a peaceful yet vibrant community. With local amenities and transport links nearby, this home offers both convenience and a sense of belonging. This semi detached house briefly comprises of living roon, dining room, kitchen and bathroom to the ground floor with two good sized bedrooms to the first floor. Outside the rear garden has been paved for ease of maintenance. Whether you are a first-time buyer or looking to downsize, this quaint character cottage presents an excellent opportunity to own a piece of history in a lovely setting. Do not miss the chance to make this charming home your own.

Tenure - Freehold
Council Tax Band - C
Epc - E

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Tenure: Freehold
East Riding of Yorkshire
BAND: C

## THE ACCOMMODATION COMPRISES

### HALLWAY
3.85m x 1.1m (12'7" x 3'7")

### LOUNGE
3.96 x 3.96 max (12'11" x 12'11" max)
A welcoming space with fireplace, timber surround, tiled and cast iron inset. Feature beams to ceiling, oak flooring and TV point.

### DINING ROOM
3.89 x 2.73m max (12'9" x 8'11" max)
Brick fireplace with slate hearth and timber lintel housing a wood burning stove. Oak flooring, coved ceiling and double doors leading out to the rear garden.

### INNER HALL
1.38m x 0.83m (4'6" x 2'8")
Telephone point, with staircase leading to the first floor off.

### KITCHEN
3.20m x 2.15m (10'5" x 7'0")
A range of pine fronted wall and floor units with pine work surfaces, Belfast sink, electric oven, four gas hob, dishwasher, space for fridge freezer. Partially tiled walls, quarry tiled flooring and side door to garden.

### REAR LOBBY
1.38m x 0.83m (4'6" x 2'8")
Cupboard housing central heating boiler. Plumbing for automatic washing machine and quarry tiled floor.

### BATHROOM
1.91m x 1.64m (6'3" x 5'4")
White suite comprising low level WC, pedestal wash hand basin, panelled bath with electric shower over. Partially tiled walls.

## FIRST FLOOR

### LANDING
Storage cupboard.

### BEDROOM ONE
3.96 x 3.96 (12'11" x 12'11")
With feature cast fireplace, deep sash window and beam to the ceiling.

### BEDROOM TWO
3.86 x 3.84 (12'7" x 12'7")
Storage cupboard and feature beam.

### OUTSIDE
To the rear is a private enclosed garden, paved for ease of maintenance and mature shrubs. At the front there is a small gravelled garden.

Parking is on street.

### ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

### MEASUREMENTS/FLOORPLANS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

### APPLIANCES
No appliances have been tested by the agent.

### SERVICES
Mains water, drainage, gas and electricity are connected to the property.

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Total area: approx. 81.2 sq. metres (873.7 sq. feet)

**AGENTS NOTES**
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**
By appointment with the Agent.

**OPENING HOURS**
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**MORTGAGES**
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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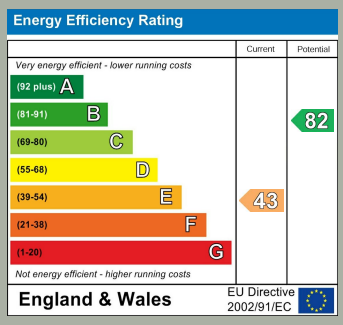


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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.